



OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President

Angela Holmes, City Clerk

BOARD OF ESTIMATE AND APPORTIONMENT

MEETING MINUTES

DPW Conference Room, 3rd Floor City Hall

Wednesday August 21, 2013

Call to Order. Called to order at 11:25am by Matthew T. Ryan, Mayor.

Present: Matthew T. Ryan, Mayor; Charles Pearsall, Comptroller; Kenneth J. Frank, Corporation Counsel; Philip T. Krey, City Engineer; Luke Day, Commissioner of Public Works

Absent: None

Also Present: Michael Dervay, Purchasing Agent; Angela Holmes, City Clerk; Gerald Kennicutt, Deputy Comptroller

ITEMS CONSIDERED

28 Lyon Street. Offer to Purchase 28 Lyon Street for \$400, submitted by Michele Davis on March 18, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on March 25, 2013. Tarik Abdelazim responded on March 25, 2013, stating that PHCD recommends the rejection of this offer. PHCD supports a long-term approach to revitalizing this neighborhood, which pivots on smart assemblage of land parcels and the packaging of many infill lots as one redevelopment project in the years to come. Tom Costello responded on March 25, 2013, stating that Code supports PHCD's recommendation. E&A discussed the offer on April 3, 2013, and stated that they may be interested in splitting the parcel with the applicant, selling the long, narrow portion to the application for \$200, provided that she obtains a survey. The applicant attended the E&A meeting on April 17, 2013. Leigh McCullen from PHCD met with the owner of the property, and requested that he draw a rough site plan including the potential site of a pool, garage and fence line. The owner and applicant will provide this map to the City Clerk's Office when they are ready to proceed.

Motion to table item indefinitely.

Moved by Krey, seconded by Pearsall.

Motion carried. Item tabled. (Vote 5-0)

Ayes: Ryan, Pearsall, Frank, Krey, Day

Nays: None

37 Pine Street (Greenman Senior Center). Proposal for purchase 37 Pine Street and 23 Pine Street (Greenman Senior Center property) for \$105,000, less broker fees of six percent of purchase price, submitted by Gemini Construction Management, LLC. The proposed purchase price included all building contents (kitchen items, appliances, pool tables, etc.). Corporation Counsel contacted the applicant and requested a separate proposal for the contents.

72 Court Street. Offer to Purchase 72 Court Street for \$1, submitted by 33 State Street Associates on August 1, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on August 2, 2013. Tom Costello responded on August 2, 2013, stating that he is not in favor of this offer, submitted without a plan for development that addresses the primary use for the proposed purchase and related impact on adjacent parcels. In addition, the proposed purchase price seems unrealistic. Scott Snyder responded on August 7, 2013 stating that he agreed with Tom Costello's recommendations. Tarik Abdelazim responded on August 21, 2013, stating that so long as Building and Engineering concerns are addressed (detailed plan with fire safety issues raised, investigation of right-of-way issues, higher sales price), PHCD has no



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objections to the sale, as the future use of the lot as a downtown park would still be feasible. Philip T. Krey met with Allan Pope, representing both owners of the two adjoining buildings, and discussed the installation of a fire escape. The Board discussed maintaining the parcel as a separate lot, in case the larger portion of 72 Court Street is developed at a future date, with the added condition that the parcel would be re-conveyed to the City for the same purchase price should development of the larger parcel take place. Corporation Counsel will consult with the Assessor regarding the purchase price.

17 Harding Avenue. Offer to Purchase 17 Harding Avenue for \$50, submitted by Matthew and Marcie Michalek on June 28, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on June 28, 2013. Property went to June 2013 Broome County auction. Winning bidder declined to purchase property. Tarik Abdelazim responded on July 1, 2013, supporting the sale. Tom Costello responded on July 1, 2013, supporting the sale. Sale approved by E&A on July 3, 2013. Later clarification showed that the applicants are not the adjoining property owners. Corporation Counsel sent a letter to the owner of the adjoining developed lot, asking him to respond by the end of August if he is interested in purchasing the property.

Approval of Minutes. Request to approve the minutes from the Board of Estimate and Apportionment meetings held on August 7, 2013 and August 14, 2013.

Motion to approve minutes.

Moved by Krey, seconded by Frank.

Motion carried. (Vote 5-0)

Ayes: Ryan, Pearsall, Frank, Krey, Day

Nays: None

Budget Transfer. Request to transfer \$2,000 from budget line A5110.54130 (Construction Material) to budget line A5110.54102 (Operating Supplies) due to overrun in operating supplies in Streets Division. Submitted by Luke Day, Commissioner of Public Works.

Motion to approve transfer.

Moved by Pearsall, seconded by Frank.

Motion carried. (Vote 5-0)

Ayes: Ryan, Pearsall, Frank, Krey, Day

Nays: None

Budget Transfer. Request to transfer \$20,000 from budget line M1910.54900 (Incurred Loss) to budget line M1910.54430 (Legal Services) to pay legal bills. Submitted by Kenneth J. Frank, Corporation Counsel.

Motion to approve transfer.

Moved by Pearsall, seconded by Day.

Motion carried. (Vote 5-0)

Ayes: Ryan, Pearsall, Frank, Krey, Day

Nays: None

Adjournment. Motion to adjourn at 11:50am.

Moved by Pearsall, seconded by Frank.

Voice vote, none opposed.